

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
AUGUST 12, 2013**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin .....	Chairperson
William Smeltzer .....	Vice –Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein, Sr.....	Member
Cheri Grumbine .....	Twp Manager

Also in attendance at this meeting were several members of the public.

The Pledge of Allegiance was recited.

**MEETING MINUTES**

**MOTION** was made and seconded to approve the July 8, 2013 meeting minutes. Motion was unanimously carried.

**PUBLIC COMMENTS**

**A.) Steve Dresch – Charlotte Street**

Steve Dresch mentioned the Agenda for the Planning Commission is not on the website. He usually checks the website for the PC Agenda and he found the Municipal Authority Agenda there.

**ACTIVE PLANS/ PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD**

There were no Active Plans or Planning Modules for recommendation this evening.

**LANS ON HOLD WITH LCPD**

**A.) Herb Homestead Land Development Plan**

Date Submitted: 1-12-2010

**Location/Zoned:** Weavertown Rd/ I

There is nothing new to report on this plan.

**B.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev  
Phase II & III**

This plan is continuing to be reviewed by LCPD.

**C.) Mark B. Godshall Preliminary/ Final Land Dev Plan** Date Submitted: 6/11/2013

**Location/Zoned:** Weavertown Rd/ I

This plan is continuing to be reviewed by LCPD.

**RECEIVING NEW PLANS****A.) Daniel C/ Kelly Long Subd (lot add)**

Date Submitted: 7/31/2013

**Location/Zoned:** Sandhill Rd/

This plan shows a lot addition from the Long parcel to their northern neighboring parcel. Member Smeltzer told the members he is somewhat familiar with this plan. It is the result of an error on surveying that had been done years ago and they are attempting to correct the property line.

**MOTION** was made and seconded to receive the Daniel/Kelly Long Lot Addition Plan. Motion unanimously carried.

**B.) Harold A/ Mae Neidig Weise & Terrance Weise Subd (lot add)****Location/Zoned:** N 7<sup>th</sup> St & E Kercher Ave/ AG

This plan is also a lot addition plan. Commission members reviewed and discussed the proposed lot addition. It would appear the lot receiving the addition (Terrance Weise) is a vacant lot with no structures on it. It would also seem the addition will provide access to E Kercher Ave for the parcel. A question was asked pertaining to the Zoning for this parcel. The lot addition is zoned AG while the existing lot is zoned R1. The Commission members were in agreement that they have several questions concerning this subdivision plan.

**MOTION** was made and seconded to receive the Weise lot addition plan. Motion unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Regional Comprehensive Plan – Minutes of Joint Planning Commission Meeting of 10-04-2012 for Regional Comprehensive Plan**

Due to the fact that this meeting had been advertised as a Public Meeting the Commission is being asked to approve the Joint Meeting minutes, which will be filed in the official minute book.

**MOTION** was made and seconded to approve the summary minutes from the Joint Planning Commission Public Meeting of 10-04-2012 for the Regional Comprehensive Plan. Motion unanimously carried.

**B.) Parking Requirements for Submitted Plans**

Member Sattazahn reminded the members he had questioned the parking requirements in our current Ordinance after reviewing the Godshall submission at last months meeting. He feels it should state 1 parking space per employee. Member Sattazahn told his fellow members that Cheri had researched this and told him the current requirements could be revised by the Board if the Commission requests they look at this issue. After some discussion the members were in agreement to make a recommendation to the Board regarding a revision to the existing parking space requirements. The Godshall submission would be “Grandfathered” but for any future submissions following adoption of a revised Ordinance the requirements would apply.

**MOTION** was made and seconded to recommend the Supervisors review and revise the parking space requirements from 1 parking space per 2 employees on the busiest shift to read 1 parking space per employee on the busiest shift plus a formula, dependent upon business, to include additional parking spaces for clients visiting the location. Motion unanimously carried.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary